



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: August 16, 2005

TO: City Council

VIA: Dennis R. Hallaway, City Manager 

FROM:  Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NOS. 02-02 AND 02-05, ZONE CHANGE (ZC) NOS. 02-02 AND 02-05, SPECIFIC PLAN (SP) NOS. 02-08 AND 02-13 (UNIVERSITY VILLAGE AND ORCHARD PARK SPECIFIC PLANS)

RECOMMENDATION

It is recommended that the City Council:

1. Approve, in concept, both University Village and Orchard Park Specific Plan's Land Use Chapters; and
2. Continue this item to regularly scheduled City Council meeting of October 11, 2005 for review and approval of the Draft Final Environmental Impact Report of both University Village and Orchard Park Specific Plans located in the Planning Area "D" of the proposed General Plan Update.

BACKGROUND

On May 24, 2005, staff provided a presentation and overview of the two projects. The two applicants provided PowerPoint presentations that highlighted the key features and characteristics of their respective projects. Following the presentations, the public hearing was opened and the Council received public testimony. After some discussion, the City Council continued both projects to the June 14th agenda for the review of the Draft Final Environmental Impact report (DFEIR) pursuant to the California Environmental Quality Act (CEQA).

On June 14, 2005, the City Council continued the item to June 28, 2005 to complete the review of the specific plans. On June 28, 2005, the City Council continued the item to July 26, 2005 to provide adequate time to review all of the components, including the Draft Final Environmental Impact Report, of the two specific plans. On July 26, 2005, the City Council continued the item to August 16, 2005 to review and conceptually approve the land use components of all three documents.

The DFEIR was previously distributed to the City Council on June 2, 2005 as a separate transmittal. A brief summary of the environmental process and the results of the environmental analysis were included in the June 14, 2005 staff report.

From the previous meetings, the City Council had agreed to review and conceptually approve the land use components of all three documents (General Plan Update Planning Area "D", University Village Specific Plan, and Orchard Park Specific Plan).

ANALYSIS

After working with the applicants and consultant, the proposed General Plan Update Planning Area "D", University Village and Orchard Park Specific Plans are presented to the City Council for your review and conceptual approval of the land use chapters of the specific plans. This conceptual plan will provide direction to staff, consultants, and the applicants regarding the proposed projects. Additionally, the approval of the continuance will provide adequate time to make any modifications and/or adjustments to the documents for your review and approval of the Draft Final Environmental Impact Report and the specific plans for both University Village and Orchard Park Specific Plans at the October 11, 2005 City Council meeting.

ENVIRONMENTAL

Please refer to the Analysis section of this report.

FINANCIAL IMPACT

Other than the costs associated with the preparation of the Draft Final Environmental Impact Report and revenue from the sale of the City's land to Lewis Operating Corporation, the financial impacts of the University Village/Orchard Park Specific Plan Projects are not known at this time. However, staff anticipates that the collection of plan check fees, building and construction permits, and Development Impact Fees for future projects within the Specific Plan areas will be substantial.